



December 20, 2016

Rachel Falkenstein, AICP
Senior Planner
Albemarle County Community Development

Re: North Pointe Preliminary Plat Variation request

Dear Rachel,

Thank you for your assistance in processing the North Pointe Middle and Northeast Residential subdivision preliminary plat. As staff is aware, during the environmental permitting phase of the project we were required to address comments from the United States Army Corps of Engineers (USACOE) and Virginia Department of Environmental Quality (VADEQ). In order to address these agencies concerns, the plan was required to show avoidance and minimization of impacts to jurisdictional wetlands and waters of the U.S.. This requirement from the Federal and State agencies have led to the need to request a variation from the original approved North Pointe zoning application plan for the locations of roads and layout. We do appreciate the numerous meetings that staff had with our firm and client in shaping the modified road and layout that is the subject of this variation request.

Variation Request: Roads and Layout

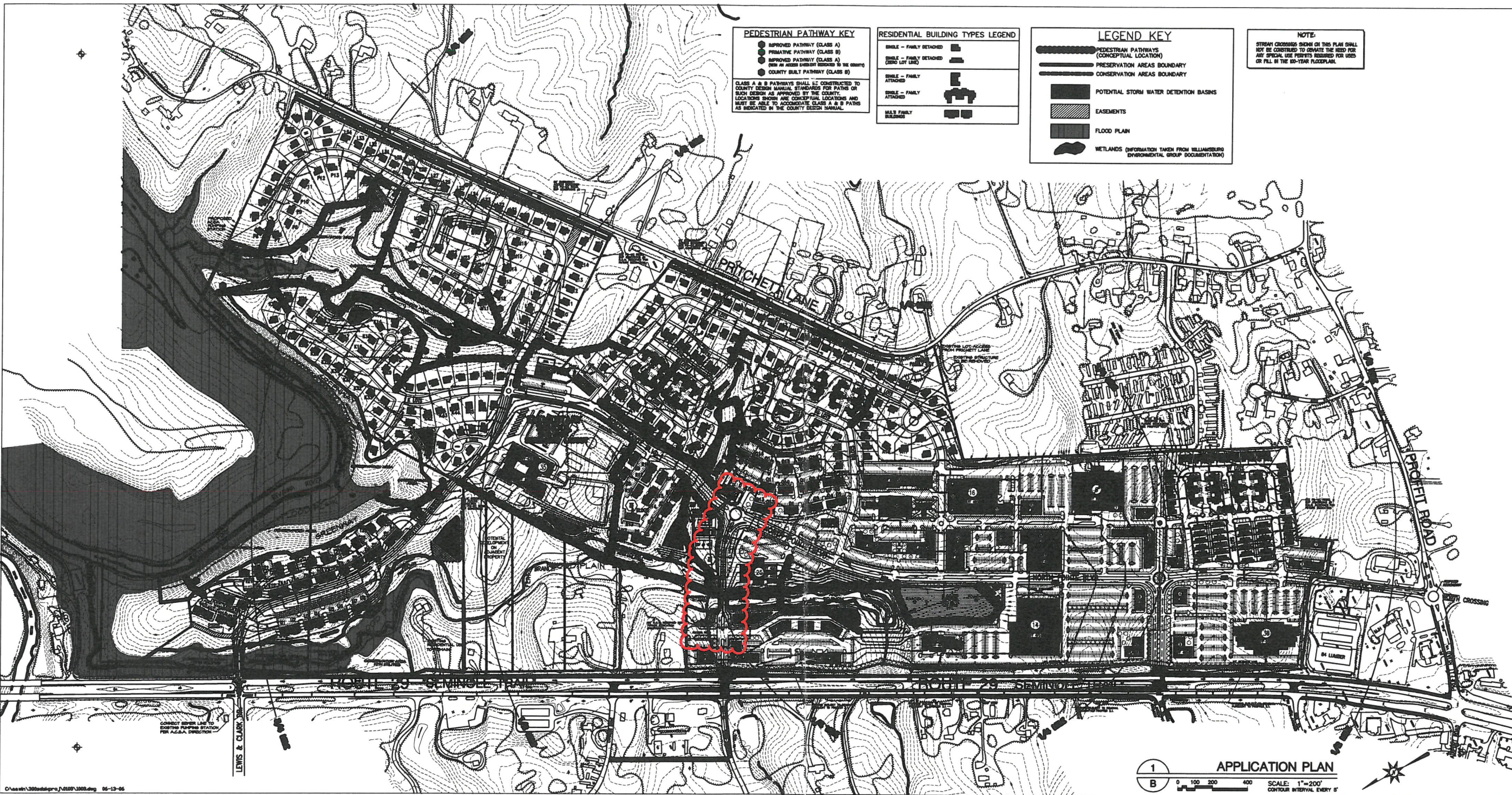
- A request to allow the road network and sequentially affected plan layout to vary from the North Pointe application plan as shown on the submitted North pointe Middle and Northeast Residential Subdivision Preliminary Plat.

Discussion: In order to address USACOE and VADEQ requirements for avoidance and minimization of impacts to jurisdictional features various road networks were required to shift in locations where their construction would not impact wetlands and/or waters of the U.S. This variation was precipitated by the submittal of the North Pointe Zoning Application plan to the USACOE and DEQ and the rejection of that permit application by those agencies for lack of avoidance to environmental features. Through various meetings with County staff and the USACOE/DEQ the road network and layout shown has obtained an environmental permit from the USACOE/DEQ for the impacts proposed. Approval of this variation allows the developer the ability to shift the road network to save environmental features while still maintaining the interconnectivity planned within the residential portions of the North Pointe community.

Respectfully Submitted,
Brian C. Mitchell, P.E.
Principal

[ASK US HOW.](#)

9850 Lori Road, Suite 201 Chesterfield, VA 23832
804-748-9011 Fax 804-748-2590 www.cctownes.com



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PEDESTRIAN PATHWAY KEY

- IMPROVED PATHWAY (CLASS A)
- PRIMITIVE PATHWAY (CLASS B)
- IMPROVED PATHWAY (CLASS A)
- OVER AN ACCESS EASEMENT DESIGN TO THE COUNTY
- COUNTY BUILT PATHWAY (CLASS B)

CLASS A & B PATHWAYS SHALL BE CONSTRUCTED TO COUNTY DESIGN MANUAL STANDARDS FOR PATHS OR SUCH DESIGN AS APPROVED BY THE COUNTY. LOCATIONS SHOWN ARE CONCEPTUAL LOCATIONS AND MUST BE ABLE TO ACCOMMODATE CLASS A & B PATHS AS INDICATED IN THE COUNTY DESIGN MANUAL.

RESIDENTIAL BUILDING TYPES LEGEND

- SINGLE - FAMILY DETACHED
- SINGLE - FAMILY DETACHED (ZERO LOT USE)
- SINGLE - FAMILY ATTACHED
- SINGLE - FAMILY ATTACHED
- MULTI-FAMILY BUILDINGS

LEGEND KEY

- PEDESTRIAN PATHWAYS (CONCEPTUAL LOCATION)
- PRESERVATION AREAS BOUNDARY
- CONSERVATION AREAS BOUNDARY
- POTENTIAL STORM WATER DETENTION BASINS
- EASEMENTS
- FLOOD PLAIN
- WETLANDS (INFORMATION TAKEN FROM WILLIAMSBURG ENVIRONMENTAL GROUP DOCUMENTATION)

NOTE:
STREAM CROSSINGS SHOWN ON THIS PLAN SHALL NOT BE CONSIDERED TO BE THE BASIS FOR ANY SPECIAL USE PERMITS REQUIRED FOR USES OR FILL IN THE 10-YEAR FLOODPLAIN.

APPLICATION PLAN

1
B

0 100 200 400

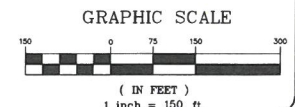
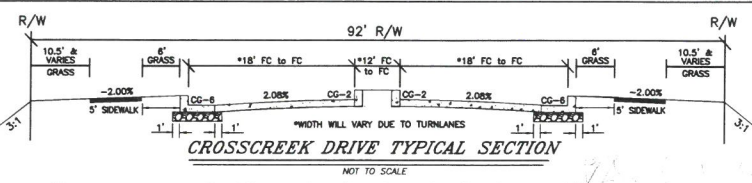
SCALE: 1"=200'
CONTOUR INTERVAL EVERY 5'

KEENEY & CO. ARCHITECTS
RONALD A. KEENEY, P.A. OWNER, COT. OF
"SACRED VILLAGE" Lot off Highway Road
CHASLOTTEVILLE, VA 22901
Telephone (404) 979-8000
Fax (404) 979-7699

"NORTH POINTE" COMMUNITY
FOR
GREAT EASTERN MANAGEMENT COMPANY
2818 HYDRAULIC ROAD, P.O. BOX 6526
CHARLOTTEVILLE, VA 22905-6526
TEL (404) 288-2441
FAX (404) 288-2442

APPLICATION PLAN

DATE REVISION	DATE PREPARED
0/25/95	
DRAWN BY:	CHECKED BY:
KJG	
PROJECT NO.	OF SHEETS
0108	B



REVISIONS	
DATE	ITEM
12/16/16	PER COMMENTS

DATE
04-27-2016

SCALE
1" = 150'

PROJECT MANAGER
BRIAN C. MITCHELL

DESIGNED BY
BCM / MRG

CHECKED BY

PROJ.#
20150290

SHEET #
C-10

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